

096.0

0004

0013.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

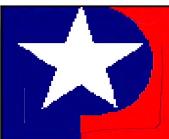
839,300 / 839,300

USE VALUE:

839,300 / 839,300

ASSESSED:

839,300 / 839,300


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		HARTFORD RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: KIRBY MICHAELA	
Owner 2: CARTER RICHARD C	
Owner 3:	

Street 1: 10 HARTFORD RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: MC KENNA WILLIAM /ETAL/TRUSTEE -

Owner 2: 10 HARTFIRD RD TRUST -

Street 1: 10 HARTFORD RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1962, having primarily Vinyl Exterior and 2611 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

## PROPERTY FACTORS

Use	Description	LUC	No of Units	Depth /	Unit Type	Land Type	LT	Base	Unit	Adj	Neigh	Neigh	Neigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt	Spec	J	Fact	Use Value	Notes
101	One Family		6552	Price/Units	Sq. Ft.	Site	Factor	Value	Price	0	70.	0.94	4							431,594			Code		431,600	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6552.000	407,700		431,600	839,300		63013
							GIS Ref
							GIS Ref
							Insp Date
							09/21/18

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	407,700	0	6,552.	431,600	839,300		Year end	12/23/2021
2021	101	FV	393,800	0	6,552.	431,600	825,400		Year End Roll	12/10/2020
2020	101	FV	393,800	0	6,552.	431,600	825,400	825,400	Year End Roll	12/18/2019
2019	101	FV	310,700	0	6,552.	431,600	742,300	742,300	Year End Roll	1/3/2019
2018	101	FV	330,600	0	6,552.	369,900	700,500	700,500	Year End Roll	12/20/2017
2017	101	FV	330,600	0	6,552.	345,300	675,900	675,900	Year End Roll	1/3/2017
2016	101	FV	330,600	0	6,552.	295,900	626,500	626,500	Year End	1/4/2016
2015	101	FV	305,600	0	6,552.	265,100	570,700	570,700	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
MC KENNA WILLIA	47985-370		8/15/2006		520,000	No	No			7876
MC KENNA WILLIA	32360-380		2/13/2001	Family		10	No	No		
	15424-225		1/1/1984			No	No	A		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/7/2015	1511	Solar Pa	1,248						9/21/2018	MEAS&NOTICE	BS	Barbara S
10/28/2009	1066	Manual	64,000						6/5/2009	Measured	189	PATRIOT
10/20/2006	909	Re-Roof	6,000						11/29/2006	MLS	MM	Mary M
7/22/1996	336		15,400					10X16 ROOM ON WDK	11/13/2000	Hearing N/C	201	PATRIOT
									10/15/1999	Meas/Inspect	256	PATRIOT
									7/1/1988		PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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**EXTERIOR INFORMATION**

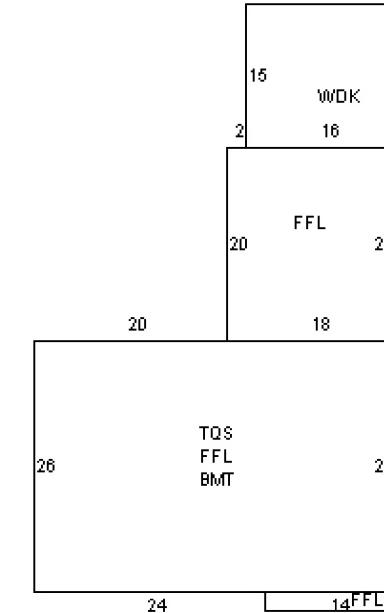
Type:	5 - Cape	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	6 - Saltbox	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1962
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	3 - Hardwood 25%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**BATH FEATURES**

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8	BRs: 4
	Baths: 2	HB

**OTHER FEATURES**

Kits:	1	Rating: Very Good
A Kits:		Rating:
Fpl:	1	Rating: Good
WSFlue:	1	Rating: Average

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

**CALC SUMMARY**

Basic \$ / SQ:	110.00
Size Adj.:	1.14598489
Const Adj.:	1.00239980
Adj \$ / SQ:	126.361
Other Features:	104666
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	427333
Depreciation:	19657
Depreciated Total:	407676

COMPARABLE SALES	
Rate	Parcel ID
	Typ
	Date
	Sale Price
WtAv\$/SQ:	
Juris. Factor:	
Special Features:	0
Final Total:	407700
Before Depr:	126.36
Val/Su Net:	121.88
Val/Su SzAd:	192.58

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,376	126.360	173,873						
BMT	Basement	988	53.360	52,716						
TQS	3/4 Story	741	126.360	93,633						
WDK	Deck	240	10.190	2,446						
	Net Sketched Area:	3,345		Total: 322,668						
	Size Ad	2117	Gross Area	3592	FinArea	2611				

**SUB AREA DETAIL****IMAGE**

**AssessPro** Patriot Properties, Inc

**MOBILE HOME**

Make: [ ] Model: [ ] Serial # [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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More: N

Total Yard Items:

Total Special Features:

Total: